

Town of Newfields
Planning Board
August 20, 2015

Members present: Jeff Feenstra, Michael Todd, Jamie Thompson, William Meserve, Michael Price, and David Edgerly.

Alternates present: Keith Rowe and Scott Wachsmuth

Members absent: John Hayden

Staff present: Clay Mitchell, Town Planner and Wendy Chase, Recording Secretary

I. Unfinished Business:

1. None

Mr. Wachsmuth was seated for Mr. Hayden.

II. New Business:

1. **Louisa McClure, 6 Hervey Court, Newfields, NH – Lot Line Adjustment – 3 Quinn Court and 6 Hervey Court - Tax Map 101 Lot 20 & 26**

In attendance for this application:

Louisa McClure, Owner/Applicant

Mr. Meserve recused himself because he is a direct abutter to the subject property.

Chair Feenstra seated Mr. Rowe for Mr. Meserve.

Mr. Mitchell explained that there is no additional lots proposed and the current lots are developed. He recommended that the Board accept the application as complete.

Mr. Price moved and Mr. Todd seconded the motion to take jurisdiction of the plan.

The vote was unanimous in favor of the motion (7-0).

Ms. McClure explained that the lot line adjustment would result in an increase in acreage to lot 101-20 and lot 101-26 making both non-conforming lots less non-conforming. The shed at 6 Hervey Court is actually on a separate lot of record (parcel 3). Parcel 3 will be combined with lot 101-20 (6 Hervey Court).

After reviewing the proposed plan, Mr. Todd questioned the lot line to be eliminated as it was depicted on the plan. After further review of the plan it was discovered that the lot line bisecting "parcel three B" and 101-26 is proposed to be eliminated even though it did not depict that on the plan.

Mr. Meserve spoke from the audience and suggested that the lot line to be eliminated that was questioned by the board be depicted on the plan. He also wanted to make sure the bounds were properly set.

Ms. McClure said that her Surveyor intends to install two bounds on lot 101-20.

The Board agreed that there should be a set bound at the lower right corner of lot 101-20 and there is no need for the bound set on the left side as depicted on the plan.

There will be no changes made to "parcel 2". Ms. McClure said that she could put a garden there or a Cemetery.

Mr. Price questioned whether or not the Board had to address waivers to the subdivision regulations.

Mr. Mitchell said that because the proposal is a lot line adjustment and not a subdivision, the materials submitted are sufficient for approval and suggested that if the board agreed to state that in the motion, otherwise the board would have to go through fourteen (14) waivers on already developed lots.

Mr. Edgerly moved and Mr. Price seconded the motion to approve the lot line adjustment plan as submitted with the following conditions: (1) there shall be a set bound installed at the southeastern corner of Map/Lot 101-020; (2) the lot line to be eliminated on Map/Lot 101-26 shall be depicted on the plan as such and (3) Recordable Mylar of the approved plan.

The vote was unanimous in favor of the motion (7-0).

Mr. Mitchell gave Ms. McClure a "marked up" copy of the plan with the Boards changes and advised her to give it to her Surveyor so that he could make the necessary changes and draw up a Mylar to be recorded at the Registry of Deeds.

Mr. Meserve was reseated.

III. Other Business:

Proposed zoning changes – Mr. Mitchell explained that it was suggested that he advise the Planning Board examine the current Zoning Ordinance for In-law apartments. The current ordinance requires that the kitchen in the apartment be taken out once the family member(s) no longer live there.

Comments from the board included how unnecessary it is to "rip out" the kitchen once the family members no longer utilize it. The Board may want to come up with a provision to allow the homeowner to apply for a continuance of the "In-law" apartment. Questions were raised about the occupants of an approved apartment and why it is restricted to "In-laws" or "family" only.

Mr. Mitchell said most towns refer to the apartments as "accessory apartments" and have certain criteria regarding dimensions, parking and septic. He said that he will look at different area town's accessory apartment ordinances and bring them back to the board for review. There is a demand for apartments in the area.

Mr. Mitchell said that the Floodplain text needs to be completed. He would like to schedule public hearings next month for the chapters of the Master Plan. He will hand out “hard copies” to the members and asked that each member review them prior to the public hearings to be ready for public input.

IV. Minutes

July 16, 2015 – Minor amendments were made to the minutes. Mr. Todd moved and Mr. Feenstra seconded the motion to approve the July 16, 2015 meeting minutes as amended. The vote was unanimous in favor of the motion (7-0).

Respectfully submitted,

Wendy V. Chase
Recording Secretary